

083.0

0010

0005.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
740,300 / 740,300

APPRaised:

740,300 / 740,300

USE VALUE:

740,300 / 740,300

ASSESSED:

740,300 / 740,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
73		NEWLAND RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: GUERRERO CHRISTINE M TR	
Owner 2: NEWLAND REALTY TRUST	
Owner 3:	

Street 1: 73 NEWLAND RD	
Street 2:	

Twn/City: ARLINGTON	
StProv: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: SMALARZ JOHN A & BEVERLY T -	
Owner 2: -	

Street 1: 73 NEWLAND RD	
Twn/City: ARLINGTON	
StProv: MA	Cntry:

Postal: 02474	Type:
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NARRATIVE DESCRIPTION	
This parcel contains 4,367 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Aluminum Exterior and 1852 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	Topo
	Street
	Gas:

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
101	One Family
	No of Units 4367
	Depth / PriceUnits
	Sq. Ft.
	Site
	0 70. 1.26 6

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							52757
							GIS Ref
							GIS Ref
							Insp Date
							08/10/18
							08/10/18

PREVIOUS ASSESSMENT										Parcel ID	083.0-0010-0005.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date				
2020	101	FV	350,900	3900	4,367.	385,700	740,500	740,500	Year End Roll	12/18/2019				
2019	101	FV	269,700	3900	4,367.	380,200	653,800	653,800	Year End Roll	1/3/2019				
2018	101	FV	269,700	3900	4,367.	292,000	565,600	565,600	Year End Roll	12/20/2017				
2017	101	FV	269,700	3900	4,367.	275,500	549,100	549,100	Year End Roll	1/3/2017				
2016	101	FV	269,700	3900	4,367.	253,500	527,100	527,100	Year End	1/4/2016				
2015	101	FV	255,300	3900	4,367.	236,900	496,100	496,100	Year End Roll	12/11/2014				
2014	101	FV	255,300	3900	4,367.	218,200	477,400	477,400	Year End Roll	12/16/2013				
2013	101	FV	255,300	3900	4,367.	218,200	477,400	477,400		12/13/2012				

SALES INFORMATION										TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes						
SMALARZ JOHN A	1396-140		3/1/2011	Convenience	99	No	No								
	763-2		1/1/1901	Family		No	No	N							

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name		
6/19/2012	752	Re-Roof	5,800							8/10/2018	Meas/Inspect	BS	Barbara S		
8/4/2008	875	New Wind	3,800							12/1/2008	Meas/Inspect	189	PATRIOT		
										2/22/2000	Inspected	276	PATRIOT		
										1/13/2000	Measured	163	PATRIOT		
										12/1/1981		MM	Mary M		

Sign:	VERIFICATION OF VISIT NOT DATA	/	/



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type:	15 - Old Style			Full Bath:	1	Rating:	Average	BSMT SINK.										
Sty Ht:	2 - 2 Story			A Bath:		Rating:												
(Liv) Units:	1	Total:	1	3/4 Bath:	1	Rating:	Good											
Foundation:	2 - Conc. Block			A 3QBth:		Rating:												
Frame:	1 - Wood			1/2 Bath:		Rating:												
Prime Wall:	3 - Aluminum			A HBth:		Rating:												
Sec Wall:		%		OthrFix:	1	Rating:	Average											
Roof Struct:	1 - Gable			OTHER FEATURES														
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good	1st Res Grid Desc: Line 1 # Units: 1										
Color:	WHITE			A Kits:		Rating:		Level FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Fpl:	1	Rating:	Average	Other										
GENERAL INFORMATION				WSFlue:		Rating:		Upper										
Grade:	C - Average			CONDOS INFORMATION				Lvl 2										
Year Blt:	1926	Eff Yr Blt:		Location:				Lvl 1										
Alt LUC:		Alt %:		Total Units:				Lower										
Jurisdct:	G10	Fact:	.	Floor:				Totals	RMS:	8	BRs:	4	Baths:	1	HB			
Const Mod:				% Own:														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%	Exterior:	No Unit	RMS	BRs	FL						
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:	1	8	4							
Sec Int Wall:		%		Economic:			%	Additions:										
Partition:	T - Typical			Special:			%	Kitchen:										
Prim Floors:	4 - Carpet			Override:			%	Baths:										
Sec Floors:		%		Total:	18.6	%		Plumbing:										
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:										
Subfloor:				Basic \$ / SQ:	130.00			Heating:										
Bsmnt Gar:				Size Adj.:	1.21695459			General:										
Electric:	3 - Typical			Const Adj.:	0.98010004			COMPARABLE SALES				SUB AREA						
Insulation:	2 - Typical			Adj \$ / SQ:	155.056			Rate	Parcel ID	Typ	Date	Sale Price						
Int vs Ext:				Other Features:	84500													
Heat Fuel:	1 - Oil			Grade Factor:	1.00													
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000													
# Heat Sys:	1			NBHD Mod:														
% Heated:	100	% AC:		LUC Factor:	1.00													
Solar HW:	NO	Central Vac:	NO	Adj Total:	430782													
% Com Wall:		% Sprinkled:		Depreciation:	80125													
				Depreciated Total:	350657													
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:										
Make:																		
Model:																		
Serial #:																		
Year:																		
Color:																		
SPEC FEATURES/YARD ITEMS																		
PARCEL ID 083.0-0010-0005.0																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
3	Garage	D	Y		112X22	A	AV	1926	24.47	T	40	101			3,900		3,900	
More: N				Total Yard Items:				3,900	Total Special Features:								Total:	3,900
SKETCH																		
SUB AREA DETAIL																		
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten								
BMT	Basement	1,010	46,520	46,982														
FFL	First Floor	1,010	155,060	156,606														
TQS	3/4 Story	504	155,060	78,148														
SFL	Second Floor	338	155,060	52,409														
EFP	Enclos Porch	314	35,180	11,047														
STG	Storage	152	7.170	1,090														
Net Sketched Area: 3,328				Total:	346,282													
Size Ad	1852	Gross Are	3496	FinArea	1852													
IMAGE																		
AssessPro Patriot Properties, Inc																		